20-23177-shl Doc 229-1 Filed 02/27/24 Entered 02/27/24 11:02:05 statement of cash receipts and disbursements Pg 1 of 12

Blitman Saratoga, LLC

3:27 PM 02/08/24 **Accrual Basis**

General Ledger

Balton Spa Checking 548	Туре	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Deposit										
Deposit	Ballston Sna Checki	na 5549								825 89
Material Company Material Co	•	•	DEP		Unknown Payee	Deposit	M&T Checking 3440		825.89	
Check	Total Ballston Spa Ch	ecking 5549					•	0.00	825.89	0.00
Check	M&T Checking 3440									4,123.22
Check	Check	01/09/2023	DM		Allerdice Hardware		Site Costs Expense		10.86	4,112.36
Check										
Depoit Colora C										
Depoit Colora DEP Mazzata & Vaganelis P.C. sale of 67 Jano 81 Sales-Basic 106,523.04 110,388.05 Check Colora Colora										-,
Check Color Colo									100.00	
Check C207/2023 1670 Bredefield & Associates C208/2023 DM MAT Bank Deposit Ballston Spa Checking 5549 825.89 1060,037 & 1						sale of 57 Jane St		106,523.04		
Deposit										
Check						D "		227.22	5,000.00	
Check						Deposit		825.89	20.00	,
Check										
Check C2082/023 1673 Sunshine Landscaping Sunshine Landscaping Dutterly fence grading Accrued Expenses-New 9.500.0 83.547.91									-,	,
Check 02/08/2023 1674 Sunshine Landscaping butterfly fence grading Accrued Expenses-New 950.000 82,597.91										
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20-23177-shl Doc 229-1 Filed 02/27/24 Entered 02/27/24 11:02:05 statement of cash receipts and disbursements Pg 2 of 12

Blitman Saratoga, LLC

General Ledger

As of December 31, 2023

3:27 PM

02/08/24

Accrual Basis

Туре	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Check Deposit Check Check Deposit Deposit Check	06/29/2023 07/28/2023 08/01/2023 08/08/2023 08/10/2023 12/04/2023 12/08/2023 12/08/2023 12/14/2023 12/15/2023 12/18/2023 12/26/2023 12/26/2023 12/26/2023	DM DEP 1662 DM DEP 1688 DM DM DM DM DM DM DM DM 1689 DM 1690 DM DM DM		Lake George Old Log Saratoga Funding LLC Tick & Co Inc. M&T Bank Misc Cash Deposit Goren Brothers LP TPK Development USPS M&T Bank Twin Bridges Waste Bredefeld & Associates Twin Bridges Waste Unknown Payee Cardonas Market Cranesville Block Co. Madsen Overhead Doors	Deposit 7/23-12/23 misc deposit to cover negative account Deposit	Meals and Entertainment Due to Saratoga Funding Insurance Expense Bank Service Charges Office Supplies Due to GB LP- Exit Financing Management Fees Postage Bank Service Charges Accrued Expenses-New Professional Fees Miscellaneous Allocable Ex Accrued Expenses-New Meals and Entertainment 6 Katie Lane -SPLIT-	22,877.80 50.00 300,000.00	48.39 22,877.80 57.95 68,500.00 79.70 40.00 1,083.60 13,750.00 647.35 1,850.00 61.74 1,668.65 1,525.00	35.04 22,912.84 35.04 -22.91 27.09 300,027.09 231,527.09 231,447.39 231,407.39 230,323.79 216,573.79 215,926.44 214,076.44 214,014.70 212,346.05 210,821.05
Total M&T Checking 344	10						430,276.73	223,578.90	210,821.05
Accounts Receivable Total Accounts Receival	ole								0.00 0.00
Construction in Progre Total Construction in Pro									0.00 0.00
Due from Checking Total Due from Checking	9								0.00 0.00
Due from Escrow A/C Total Due from Escrow A	√C								0.00 0.00
Infrastructure Escrow General Journal	02/03/2023 03/04/2023 05/01/2023 06/14/2023 08/02/2023 10/31/2023 10/31/2023 12/31/2023	34 37 39 40 42 43 44 45 60	* * * * * * * * *		Sale of 57 Jane to record expenses paid by infrastructure escro ML Site Development \$375K infrastructure release payments Boswell Engineering survey costs Boswell Engineering survey monuments ML Site Development June costs not on any lett Oct costs Sunshine Landscaping to adjust to ledger and TK schedule	Selling Expenses Hard Site and Gen Cond Infrastructure Escrow	375,000.00 1,769.89	41,779.95 60,223.58 12,308.44 175,075.00 22,522.50 32,291.49 7,176.16	0.00 375,000.00 333,220.05 272,996.47 260,688.03 85,613.03 63,090.53 30,799.04 23,622.88 25,392.77
Total Infrastructure Escr	ow						376,769.89	351,377.12	25,392.77
Mechanics Lien Escrov General Journal General Journal	02/03/2023 12/31/2023	34 52	*		Sale of 57 Jane to adjust 47 Jane Mechanics lien to actual per s	Selling Expenses Selling Expenses	1,375.00 6,950.50		0.00 1,375.00 8,325.50
Total Mechanics Lien Es	scrow						8,325.50	0.00	8,325.50
Preconfirmation Escro Total Preconfirmation Es									600,000.00 600,000.00
Range Hood Escrow 57 General Journal General Journal	7 Jane 02/03/2023 12/31/2023	34 51	*		Sale of 57 Jane to record release of appliance escrow 57 Jane	Selling Expenses Other Construction Costs	1,200.00	1,200.00	0.00 1,200.00 0.00
Total Range Hood Escro	ow 57 Jane						1,200.00	1,200.00	0.00

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Accrual Basis

General Ledger

Туре	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Retainage Receivable Total Retainage Receiva	ble								0.00 0.00
Selling Commissions - General Journal General Journal General Journal	Escrow 02/03/2023 06/14/2023 10/31/2023	34 41 46	* * *		Sale of 57 Jane to record payments made to commissions per T to record as paid out to client per T.D note Ju	Selling Expenses Commissions Paid Commissions Paid	21,900.00	43,800.00 26,250.00	48,150.00 70,050.00 26,250.00 0.00
Total Selling Commission	ns - Escrow						21,900.00	70,050.00	0.00
Accumulated Depreciate Total Accumulated Depre									0.00 0.00
Furniture and Equipme Total Furniture and Equip									0.00 0.00
Deferred Construction 11 Jane Street Total 11 Jane Street	Costs								1,348,022.99 5,596.40 5,596.40
4 Pamela Model Hon Total 4 Pamela Model									0.00 0.00
47 Jane Street General Journal General Journal	12/31/2023 12/31/2023	47 58	*		to reverse prior year accruals to actual to reclass deferred expenses for sold houses to	Accrued Expenses-New Deferred Construction Costs		428.00 736.31	1,164.31 736.31 0.00
Total 47 Jane Street							0.00	1,164.31	0.00
49 Jane Street General Journal	12/31/2023	58	*		to reclass deferred expenses for sold houses to	Deferred Construction Costs		2,288.56	2,288.56 0.00
Total 49 Jane Street							0.00	2,288.56	0.00
57 Jane Street Check Check General Journal General Journal General Journal	02/03/2023 02/20/2023 02/28/2023 12/31/2023 12/31/2023	1669 1677 36 47 50	* *	Brian White Daigle Cleaning	57 Jane deferred cost allocations to reverse prior year accruals to actual to adjust sale expenses to actual	M&T Checking 3440 M&T Checking 3440 Deferred Costs-Sales Accrued Expenses-New Deferred Costs-Sales	100.00 450.00 1,500.00	206,425.29 1,500.00	205,875.29 205,975.29 206,425.29 0.00 -1,500.00 0.00
Total 57 Jane Street							2,050.00	207,925.29	0.00
59 Jane Street General Journal	12/31/2023	58	*		to reclass deferred expenses for sold houses to	Deferred Construction Costs		12,609.67	12,609.67 0.00
Total 59 Jane Street							0.00	12,609.67	0.00
6 Katie Lane Check Check General Journal	12/26/2023 12/29/2023 12/31/2023	DM DM 47	*	Cranesville Block Co. Madsen Overhead Doors	to reverse prior year accruals to actual	M&T Checking 3440 M&T Checking 3440 Accrued Expenses-New	1,668.65 762.50	500.00	181,934.06 183,602.71 184,365.21 183,865.21
Total 6 Katie Lane							2,431.15	500.00	183,865.21
8 Katie Lane General Journal	12/31/2023	47	*		to reverse prior year accruals to actual	Accrued Expenses-New		1,000.00	119,100.37 118,100.37
Total 8 Katie Lane							0.00	1,000.00	118,100.37

General Ledger

02/08/24 **Accrual Basis**

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Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
	-								407.050.00
9 Jane Street Check	12/29/2023	DM		Madsen Overhead Doors		M8T Charking 2440	762.50		187,352.02 188.114.52
General Journal	12/29/2023	ЫVI 47	*	Madsen Overnead Doors	to reverse prior year accruals to actual	M&T Checking 3440 Accrued Expenses-New	702.50	500.00	187,614.52
General Journal	12/31/2023	41			to reverse prior year accidans to actual	Accided Expenses-New		300.00	107,014.32
Total 9 Jane Street							762.50	500.00	187,614.52
Deferred Construction	on Costs - Othe	r							632,102.31
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		35,116.80	596,985.51
General Journal	12/31/2023	47	*		to reverse prior year accruals to actual	Accrued Expenses-New		1,456.58	595,528.93
General Journal	12/31/2023	58	*		to reclass deferred expenses for sold houses to	-SPLIT-	15,634.54		611,163.47
General Journal	12/31/2023	59	*		to reverse prior accountant accrued expenses	Accrued Expenses		178,858.73	432,304.74
General Journal	12/31/2023	61	*		to capitalize expenses to property costs	-SPLIT-	164,651.36		596,956.10
General Journal	12/31/2023	54	*		to accrue unpaid mgmt fees and january 2024 6	Management Fees	291,888.16		888,844.26
Total Deferred Constr	ruction Costs - O	ther					472,174.06	215,432.11	888,844.26
Total Deferred Construct	tion Costs						477,417.71	441,419.94	1,384,020.76
Escrow-Attorney Acco	unt								134,500.00
General Journal	02/03/2023	34	*		Sale of 57 Jane	Selling Expenses	108.40		134,608.40
General Journal	02/03/2023	34	*		Sale of 57 Jane	Selling Expenses		43,908.40	90,700.00
General Journal	02/09/2023	35	*		to record payback of Dorsay deposits 8 Katie	Purchasers Deposits-Base		59,600.00	31,100.00
Total Escrow-Attorney A	ccount						108.40	103,508.40	31,100.00
Funds Held by Homest	ead								17,400.00
General Journal	12/31/2023	62	*		to writeoff prior accountant balances that are no	Deferred Costs-Sales		17,400.00	0.00
Total Funds Held by Hor	mestead						0.00	17,400.00	0.00
Hard Site and Gen Con	ıd								4,190,450.17
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		232,802.79	3,957,647.38
General Journal	03/04/2023	37	*		to record expenses paid by infrastructure escro	Infrastructure Escrow	41,779.95		3,999,427.33
General Journal	05/01/2023	39	*		ML Site Development	Hard Site and Gen Cond	60,223.58		4,059,650.91
General Journal	06/14/2023	40	*		\$375K infrastructure release payments	Hard Site and Gen Cond	12,308.44		4,071,959.35
General Journal	08/02/2023	42	*		-MULTIPLE-	Hard Site and Gen Cond	175,075.00		4,247,034.35
General Journal	09/08/2023	43	*		-MULTIPLE-	Hard Site and Gen Cond	22,522.50		4,269,556.85
General Journal	10/31/2023	44	*		adjustment from May costs to correct to actual p	-SPLIT-		5,000.00	4,264,556.85
General Journal	10/31/2023	44	*		-MULTIPLE-	Hard Site and Gen Cond	37,291.49		4,301,848.34
General Journal	10/31/2023	45			-MULTIPLE-	Hard Site and Gen Cond	7,176.16	4 700 00	4,309,024.50
General Journal	12/31/2023	60	*		to adjust to ledger and TK schedule	Infrastructure Escrow		1,769.89	4,307,254.61
Total Hard Site and Gen	Cond						356,377.12	239,572.68	4,307,254.61
Land									440,006.72
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		24,444.82	415,561.90
Total Land							0.00	24,444.82	415,561.90
Nat Grid Electric Depos Total Nat Grid Electric D									87,611.64 87,611.64
Nat Grid Gas Deposit 6 Total Nat Grid Gas Depo									75,050.92 75,050.92
Soft Costs									2,325,314.28
HOA Fees General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		15.81	2,325,314.28 284.61 268.80

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General Ledger

As of December 31, 2023 **Accrual Basis**

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Туре	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Total HOA Fees							0.00	15.81	268.80
Interest Expense General Journal General Journal	02/28/2023 12/31/2023	36 55	*		57 Jane deferred cost allocations to accrue saratoga funding unpaid interest	Deferred Costs-Sales Accrued Interest-Saratoga	80,166.17	15,547.40	279,853.26 264,305.86 344,472.03
Total Interest Expens	e						80,166.17	15,547.40	344,472.03
Management Fees General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		1,015.04	18,270.77 17,255.73
Total Management F	ees						0.00	1,015.04	17,255.73
Office Expense General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		790.05	14,220.91 13,430.86
Total Office Expense							0.00	790.05	13,430.86
Property Taxes General Journal General Journal	02/28/2023 12/31/2023	36 56	*		57 Jane deferred cost allocations to adjust unpaid property taxes to schedule	Deferred Costs-Sales Accrued Property Taxes-New	23,573.87	7,735.33	139,235.99 131,500.66 155,074.53
Total Property Taxes							23,573.87	7,735.33	155,074.53
Water & Sewer General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		197.17	3,549.02 3,351.85
Total Water & Sewer							0.00	197.17	3,351.85
Soft Costs - Other General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales		103,883.32	1,869,899.72 1,766,016.40
Total Soft Costs - Oth	ner						0.00	103,883.32	1,766,016.40
Total Soft Costs							103,740.04	129,184.12	2,299,870.20
Step Basis Adjustmen Total Step Basis Adjusti									102,459.00 102,459.00
Accrued Expenses	40/04/0000	59			A	Defermed Occupanies Occasion	470.050.70		-178,858.73
General Journal Total Accrued Expenses	12/31/2023	59			to reverse prior accountant accrued expenses	Deferred Construction Costs	178,858.73 178,858.73	0.00	0.00
Accrued Expenses-Ne							170,000.73	0.00	-65.728.54
Check	02/07/2023 02/08/2023 02/08/2023 02/08/2023 02/08/2023 02/20/2023 03/07/2023 03/10/2023 03/10/2023 03/27/2023 04/02/2023 04/10/2023	1670 1671 1672 1673 1674 1677 1678 DM DM DM DM DM DM DM DM		Bredefeld & Associates TPK Development TPK Development Sunshine Landscaping Sunshine Landscaping Daigle Cleaning TPK Development National Grid National Grid National Grid Twin Bridges Waste TPK Development TPK Development TPK Development TWIN Bridges Waste	butterfly fence grading Dec partial Dec partial	M&T Checking 3440	3,375.00 6,850.00 13,700.00 1,900.00 950.00 920.00 13,700.00 421.51 604.18 656.14 1,083.60 6,850.00 5,000.00 1,083.60		-62,353.54 -55,503.54 -41,803.54 -39,903.54 -38,953.54 -38,033.54 -24,333.54 -23,912.03 -23,307.85 -22,651.71 -14,718.11 -9,718.11 -8,634.51

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Туре	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Check	12/22/2023	1690		Unknown Payee	A	M&T Checking 3440	1,850.00		-6,784.51
General Journal General Journal	12/31/2023 12/31/2023	47 54	*		to reverse prior year accruals to actual to accrue unpaid mgmt fees and january 2024 6	-SPLIT- Management Fees	6,784.51	661,400.00	0.00 -661,400.00
Total Accrued Expenses	s-New						65,728.54	661,400.00	-661,400.00
Accrued Property Taxo General Journal	es-New 12/31/2023	56	*		to adjust unpaid property taxes to schedule	Property Taxes		23,573.87	-137,999.87 -161,573.74
Total Accrued Property	Taxes-New						0.00	23,573.87	-161,573.74
Due to Akker Total Due to Akker									0.00 0.00
Payroll Liabilities Total Payroll Liabilities									0.00 0.00
Accrued Interest-Sarat General Journal	toga Fund 12/31/2023	55	*		to accrue saratoga funding unpaid interest	Interest Expense		80,166.17	-170,384.55 -250,550.72
Total Accrued Interest-S	Saratoga Fund						0.00	80,166.17	-250,550.72
Deposit-47 Jane Selec Total Deposit-47 Jane S									0.00 0.00
Due to GB LP- Exit Fin Deposit	nancing 12/04/2023	DEP		Goren Brothers LP	Deposit	M&T Checking 3440		300,000.00	0.00 -300,000.00
Total Due to GB LP- Ex	it Financing						0.00	300,000.00	-300,000.00
Due to Goren Brothers Total Due to Goren Brot									-3,300,000.00 -3,300,000.00
Due to Goren Brothers General Journal	12/31/2023	57	*		to record letter of credit fees paid direct by GB LP	Letter of Credit Fees		16,047.08	-24,144.24 -40,191.32
Total Due to Goren Brot	thers LP						0.00	16,047.08	-40,191.32
Due to Goren Cousins Total Due to Goren Cou									-1,700,000.00 -1,700,000.00
Due to Saratoga Fundi Deposit	ing 07/28/2023	DEP		Saratoga Funding LLC	Deposit	M&T Checking 3440		22,877.80	-2,456,873.59 -2,479,751.39
Total Due to Saratoga F	unding						0.00	22,877.80	-2,479,751.39
Due to Saratoga Fund i Total Due to Saratoga F									0.00 0.00
Due to SV Total Due to SV									-563,667.00 -563,667.00
Purchasers Deposits-I General Journal Check General Journal	02/03/2023 02/09/2023 02/09/2023	34 DM 35	*	Stepen M and Susan Dorsay	Sale of 57 Jane payment in satisfaction of 50k bonded deposit D to record payback of Dorsay deposits 8 Katie	Selling Expenses M&T Checking 3440 Purchasers Deposits-Base	43,800.00 30,000.00 79,600.00		-234,500.00 -190,700.00 -160,700.00 -81,100.00
Total Purchasers Depos	sits-Base Cont						153,400.00	0.00	-81,100.00
Purchasers Deposits-I	Upgrades								-99,469.00

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As of	Decem	iber 3	1, 2	023

Туре	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
General Journal	12/31/2023	62	*		to writeoff prior accountant balances that are no	Deferred Costs-Sales	99,469.00		0.00
Total Purchasers Deposit	ts-Upgrades						99,469.00	0.00	0.00
Capital-GB General Journal	01/01/2023	38	*		to reclass py income to capital accounts	Retained Earnings	104,344.64		74,360.07 178,704.71
Total Capital-GB							104,344.64	0.00	178,704.71
Capital-GSP General Journal	01/01/2023	38	*		to reclass py income to capital accounts	Retained Earnings	31,303.39		64,123.62 95,427.01
Total Capital-GSP							31,303.39	0.00	95,427.01
Capital-HNB General Journal	01/01/2023	38	*		to reclass py income to capital accounts	Retained Earnings	31,303.39		-883,432.04 -852,128.65
Total Capital-HNB							31,303.39	0.00	-852,128.65
Capital-SV General Journal	01/01/2023	38	*		to reclass py income to capital accounts	Retained Earnings	31,303.39		48,372.54 79,675.93
Total Capital-SV							31,303.39	0.00	79,675.93
Capital-TPK General Journal	01/01/2023	38	*		to reclass py income to capital accounts	Retained Earnings	10,434.47		45,597.22 56,031.69
Total Capital-TPK							10,434.47	0.00	56,031.69
Member 1 Draws Total Member 1 Draws									0.00 0.00
Member 1 Equity Total Member 1 Equity									0.00 0.00
Member 2 Draws Total Member 2 Draws									0.00 0.00
Member 2 Equity Total Member 2 Equity									0.00 0.00
Opening Balance Equity Total Opening Balance E									0.00 0.00
Retained Earnings General Journal	01/01/2023	38	*		to reclass py income to capital accounts	-SPLIT-		208,689.28	208,689.28 0.00
Total Retained Earnings							0.00	208,689.28	0.00
Construction Income Total Construction Incom	ne								0.00 0.00
Sales-Basic General Journal Deposit	02/03/2023 02/06/2023	34 DEP	*	Mazzata & Vaganelis P.C.	Sale of 57 Jane sale of 57 Jane St	Selling Expenses M&T Checking 3440		431,476.96 106,523.04	0.00 -431,476.96 -538,000.00
Total Sales-Basic							0.00	538,000.00	-538,000.00
Sales-Upgrades									0.00

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General Ledger As of December 31, 2023

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Туре	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Total Sales-Upgrades									0.00
Blueprints and Reprod Total Blueprints and Rep									0.00 0.00
Bond Expense Total Bond Expense									0.00 0.00
Commissions Paid General Journal General Journal	06/14/2023 10/31/2023	41 46	*		to record payments made to commissions per T to record as paid out to client per T.D note Ju	Commissions Paid Selling Commissions - Escr	43,800.00 26,250.00		0.00 43,800.00 70,050.00
Total Commissions Paid	İ						70,050.00	0.00	70,050.00
Construction Materials Total Construction Mate									0.00 0.00
Deferred Costs-Sales General Journal General Journal General Journal	02/28/2023 12/31/2023 12/31/2023	36 50 62	* *		57 Jane deferred cost allocations to adjust sale expenses to actual to writeoff prior accountant balances that are no	-SPLIT- 57 Jane Street -SPLIT-	627,973.82	1,500.00 82,069.00	0.00 627,973.82 626,473.82 544,404.82
Total Deferred Costs-Sa	iles						627,973.82	83,569.00	544,404.82
Equipment Rental for Total Equipment Rental									0.00 0.00
Other Construction Co General Journal	ests 12/31/2023	51	*		to record release of appliance escrow 57 Jane	Range Hood Escrow 57 Jane	1,200.00		0.00 1,200.00
Total Other Construction	n Costs						1,200.00	0.00	1,200.00
Selling Expenses General Journal General Journal General Journal	02/03/2023 02/03/2023 12/31/2023	34 34 52	* * *		Sale of 57 Jane Sale of 57 Jane to adjust 47 Jane Mechanics lien to actual per s	-SPLIT- Selling Expenses Mechanics Lien Escrow	34,166.98	2,165.02 6,950.50	0.00 -2,165.02 32,001.96 25,051.46
Total Selling Expenses						_	34,166.98	9,115.52	25,051.46
Subcontractors Expen Total Subcontractors Ex									0.00 0.00
Tools and Small Equip Total Tools and Small E									0.00 0.00
Worker's Compensation Total Worker's Compensation									0.00 0.00
Auto and Truck Expen Check Check	ses 06/22/2023 06/22/2023	DM DM		sunoco lpark		M&T Checking 3440 M&T Checking 3440	75.00 72.00		0.00 75.00 147.00
Total Auto and Truck Ex	penses					_	147.00	0.00	147.00
Bank Service Charges Check Check Check Check	01/10/2023 02/08/2023 03/08/2023 04/10/2023	DM DM DM DM		M&T Bank M&T Bank M&T Bank M&T Bank		M&T Checking 3440 M&T Checking 3440 M&T Checking 3440 M&T Checking 3440	38.17 39.93 45.67 43.90		0.00 38.17 78.10 123.77 167.67

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General Ledger As of December 31, 2023

Accrual Basis					As of December 31, 2023				
Туре	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Check Check Check Check	05/08/2023 06/08/2023 08/08/2023 12/08/2023	DM DM DM DM		M&T Bank M&T Bank M&T Bank M&T Bank		M&T Checking 3440 M&T Checking 3440 M&T Checking 3440 M&T Checking 3440	41.44 39.98 57.95 40.00		209.11 249.09 307.04 347.04
Total Bank Service Cha	arges						347.04	0.00	347.04
Bankruptcy Fees Check Check Check Check	04/01/2023 04/01/2023 04/01/2023 04/01/2023	1682 1683 1684 1685		Commissions of Finance Commissions of Finance Commissions of Finance Commissions of Finance	LOC LOC LOC	M&T Checking 3440 M&T Checking 3440 M&T Checking 3440 M&T Checking 3440	400.00 400.00 400.00 400.00		0.00 400.00 800.00 1,200.00 1,600.00
Total Bankruptcy Fees							1,600.00	0.00	1,600.00
Business Licenses an Total Business License									0.00 0.00
Common Area Expens Electricity Total Electricity	ses								0.00 0.00 0.00
Engineering Total Engineering									0.00 0.00
Gas Total Gas									0.00 0.00
Maintenance Total Maintenance									0.00 0.00
Miscellaneous Allo Check Check General Journal General Journal	03/07/2023 12/18/2023 12/31/2023 12/31/2023	DM DM 47 47	*	ActionSeptic Twin Bridges Waste	dumpsters to reverse prior year accruals to actual to reverse prior year accruals to actual	M&T Checking 3440 M&T Checking 3440 Accrued Expenses-New Accrued Expenses-New	428.00 647.35 0.07	750.00	0.00 428.00 1,075.35 325.35 325.42
Total Miscellaneous	Allocable Expens	е					1,075.42	750.00	325.42
Site Lighting Utilitie Total Site Lighting U									0.00 0.00
Snowplowing Total Snowplowing									0.00 0.00
Common Area Exp Total Common Area	enses - Other Expenses - Other	r							0.00 0.00
Total Common Area Ex	penses						1,075.42	750.00	325.42
Depreciation Expense Total Depreciation Expe									0.00 0.00
Expenses of Sales Total Expenses of Sale	s								0.00 0.00
Finance Cost Total Finance Cost									0.00 0.00

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Accrual Basis

General Ledger As of December 31, 2023

Туре	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
General Conditions Total General Conditions									0.00 0.00
Hard Costs Expense Total Hard Costs Expense	е								0.00 0.00
Insurance Expense Check Check Check General Journal	02/09/2023 02/09/2023 08/01/2023 12/31/2023	1676 1675 1662 61	*	Tick & Co Inc. Tick & Co Inc. Tick & Co Inc.	7/23-12/23 to capitalize expenses to property costs	M&T Checking 3440 M&T Checking 3440 M&T Checking 3440 Deferred Construction Costs	3,862.00 14,674.12 22,877.80	33,131.36	0.00 3,862.00 18,536.12 41,413.92 8,282.56
Total Insurance Expense							41,413.92	33,131.36	8,282.56
Interest Expense Total Interest Expense									0.00 0.00
Land Cost Expenses Total Land Cost Expense	s								0.00 0.00
Letter of Credit Fees General Journal	12/31/2023	57	*		to record letter of credit fees paid direct by GB LP	Due to Goren Brothers LP	16,047.08		0.00 16,047.08
Total Letter of Credit Fee	8						16,047.08	0.00	16,047.08
Management Fees Check General Journal General Journal	12/06/2023 12/31/2023 12/31/2023	1688 54 61	*	TPK Development	to accrue unpaid mgmt fees and january 2024 6 to capitalize expenses to property costs	M&T Checking 3440 -SPLIT- Deferred Construction Costs	68,500.00 95,900.00	131,520.00	0.00 68,500.00 164,400.00 32,880.00
Total Management Fees							164,400.00	131,520.00	32,880.00
Meals and Entertainmer Check Check Check Check Check Check Check Check Check	01/26/2023 05/17/2023 05/19/2023 06/01/2023 06/26/2023 06/29/2023 12/26/2023	DM DM DM DM DM DM		Pizza Time Ballston Spa Pizza Time Ballston Spa Stewarts cumberland farms Stewarts Lake George Old Log Cardonas Market		M&T Checking 3440 M&T Checking 3440 M&T Checking 3440 M&T Checking 3440 M&T Checking 3440 M&T Checking 3440 M&T Checking 3440	66.18 73.22 78.00 82.51 90.75 48.39 61.74		0.00 66.18 139.40 217.40 299.91 390.66 439.05 500.79
Total Meals and Entertain	ment					-	500.79	0.00	500.79
Model Home Expenses Total Model Home Expen	ses								0.00 0.00
Office Supplies Check Check Check Check Check Check Check Check Check Checl	01/13/2023 05/02/2023 05/25/2023 06/05/2023 06/05/2023 06/23/2023 08/10/2023 12/31/2023	DM DM DM DM DM 1661 DEP 47	*	Staples In Divers Enterprises Allerdice Hardware Staples Staples Genetre Computers Misc Cash Deposit	misc deposit to cover negative account to reverse prior year accruals to actual	M&T Checking 3440 Accrued Expenses-New	42.10 481.50 33.15 1.20 2.40 550.80	50.00 650.00	0.00 42.10 523.60 556.75 557.95 560.35 1,111.15 1,061.15 411.15
Total Office Supplies							1,111.15	700.00	411.15
Payroll Expenses									0.00

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Blitman Saratoga, LLC

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Accrual Basis

General Ledger

Туре	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Total Payroll Expenses									0.00
Postage Check Check Check Check	02/06/2023 05/01/2023 05/19/2023 12/08/2023	DM DM DM DM		USPS FedEx FedEx USPS		M&T Checking 3440 M&T Checking 3440 M&T Checking 3440 M&T Checking 3440	177.00 21.84 31.57 79.70		0.00 177.00 198.84 230.41 310.11
Total Postage							310.11	0.00	310.11
Professional Fees Check Check General Journal	02/07/2023 12/15/2023 12/31/2023	1670 1689 54	*	Bredefeld & Associates Bredefeld & Associates	to accrue unpaid mgmt fees and january 2024 6	M&T Checking 3440 M&T Checking 3440 Management Fees	1,625.00 13,750.00 273,611.84		0.00 1,625.00 15,375.00 288,986.84
Total Professional Fees							288,986.84	0.00	288,986.84
Rent Expense Total Rent Expense									0.00 0.00
Repairs and Maintenand Total Repairs and Mainte									0.00 0.00
Site Costs Expense Check	01/09/2023	DM		Allerdice Hardware		M&T Checking 3440	10.86		0.00 10.86
Total Site Costs Expense	•						10.86	0.00	10.86
Soft Cost Expense Total Soft Cost Expense									0.00 0.00
State Income Tax Check	03/01/2023	DM		NYS PIT Tax Pmt		M&T Checking 3440	500.00		0.00 500.00
Total State Income Tax							500.00	0.00	500.00
Telephone Expense Total Telephone Expense	е								0.00 0.00
Utilities Total Utilities									0.00 0.00
Warranty Expenses Total Warranty Expenses	S								0.00 0.00
Discharge of Indebtedn General Journal	ess Inc. 02/09/2023	35	*		to record payback of Dorsay deposits 8 Katie	Purchasers Deposits-Base		20,000.00	0.00 -20,000.00
Total Discharge of Indebt	edness Inc.						0.00	20,000.00	-20,000.00
Interest Income Total Interest Income									0.00 0.00
Unassigned Activity Total Unassigned Activity	<i>'</i>								0.00 0.00
No accnt Total no accnt									0.00 0.00

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Blitman Saratoga, LLC

General Ledger

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Accrual Basis

As of	December	31,	2023
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	Туре	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
TOTAL								3,732,101.95	3,732,101.95	0.00